

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name: Area 16 – Western West Seattle
Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 448
Range of Sale Dates: 1/2000 -12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$168,200	\$162,400	\$330,600	\$365,600	90.4%	12.49%
2002 Value	\$182,300	\$179,400	\$361,700	\$365,600	98.9%	12.34%
Change	+\$14,100	+\$17,000	+\$31,100		+8.5%	-0.15%
% Change	+8.4%	+10.5%	+9.4%		+9.4%	-1.20%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.15% and -1.20% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$187,200	\$166,700	\$353,900
2002 Value	\$202,900	\$184,200	\$387,100
Percent Change	+8.4%	+10.5 %	+9.4 %

Number of improved Parcels in the Population: 5053

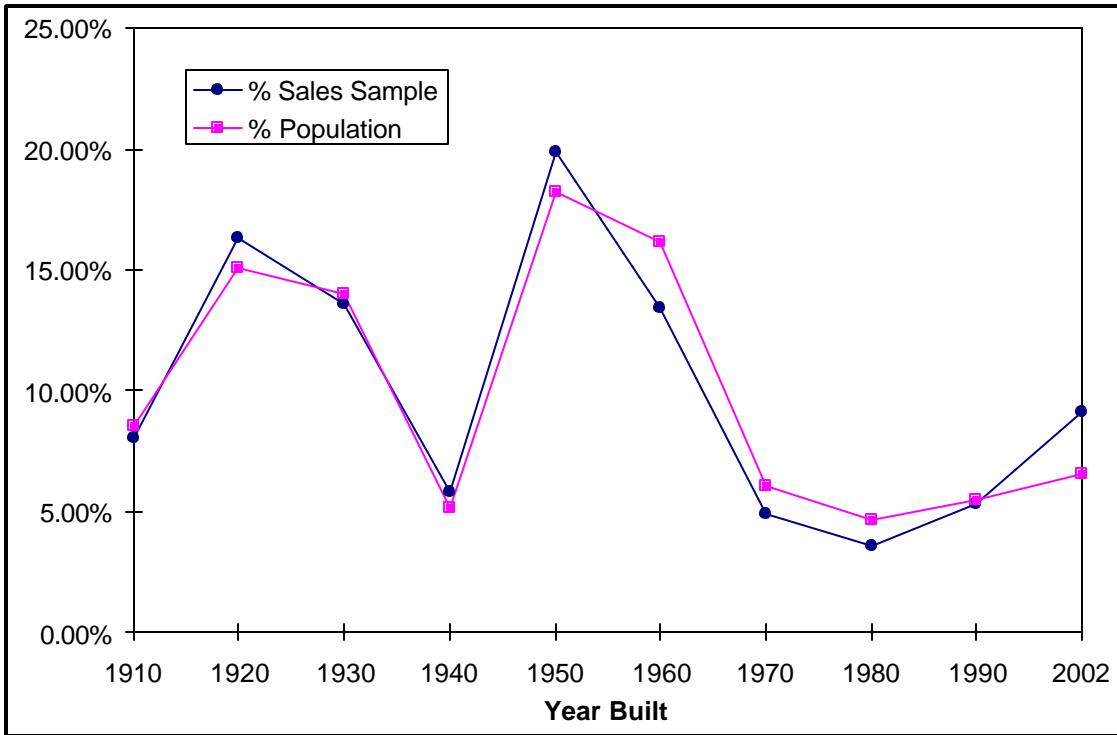
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements in sub area 3 had a lower average ratio (assessed value/sales price) than other improvements and formula adjust these properties upward more than others. Similarly, improvements with two living units had a lower average ratio than others and formula adjusts value upward more than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	36	8.04%
1920	73	16.29%
1930	61	13.62%
1940	26	5.80%
1950	89	19.87%
1960	60	13.39%
1970	22	4.91%
1980	16	3.57%
1990	24	5.36%
2002	41	9.15%
	448	

Population		
Year Built	Frequency	% Population
1910	430	8.51%
1920	764	15.12%
1930	709	14.03%
1940	261	5.17%
1950	921	18.23%
1960	815	16.13%
1970	308	6.10%
1980	237	4.69%
1990	278	5.50%
2002	330	6.53%
	5053	

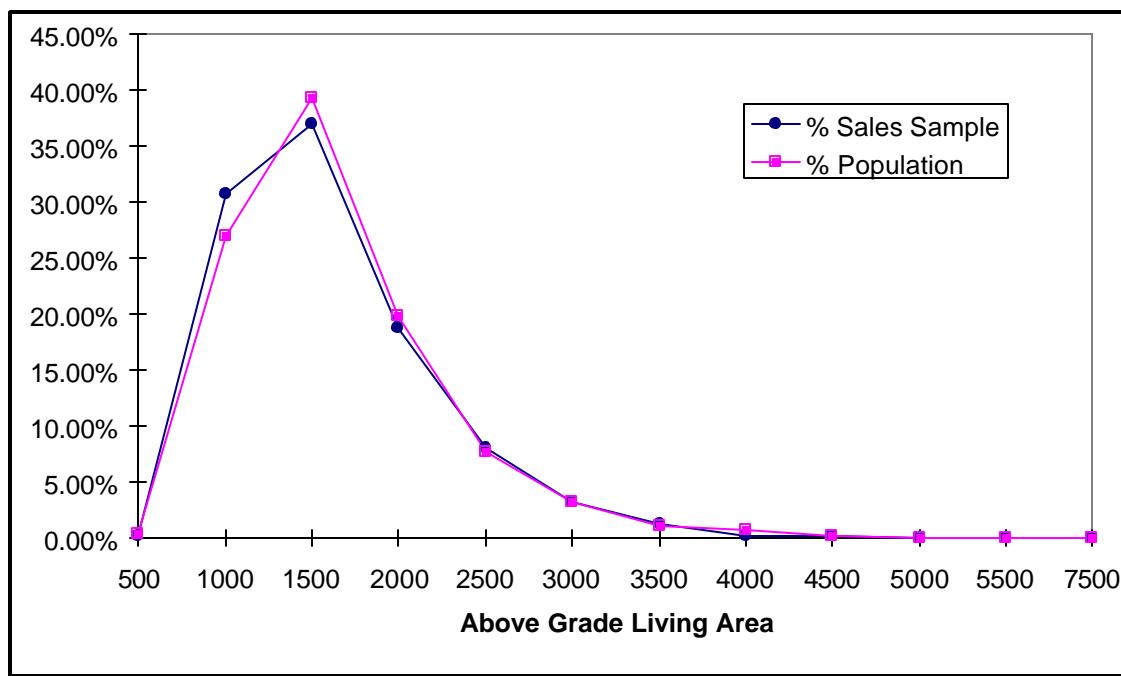


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.22%
1000	138	30.80%
1500	166	37.05%
2000	84	18.75%
2500	36	8.04%
3000	15	3.35%
3500	6	1.34%
4000	1	0.22%
4500	1	0.22%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	448	

Population		
AGLA	Frequency	% Population
500	26	0.51%
1000	1365	27.01%
1500	1991	39.40%
2000	1009	19.97%
2500	394	7.80%
3000	163	3.23%
3500	54	1.07%
4000	36	0.71%
4500	11	0.22%
5000	1	0.02%
5500	1	0.02%
7500	2	0.04%
	5053	

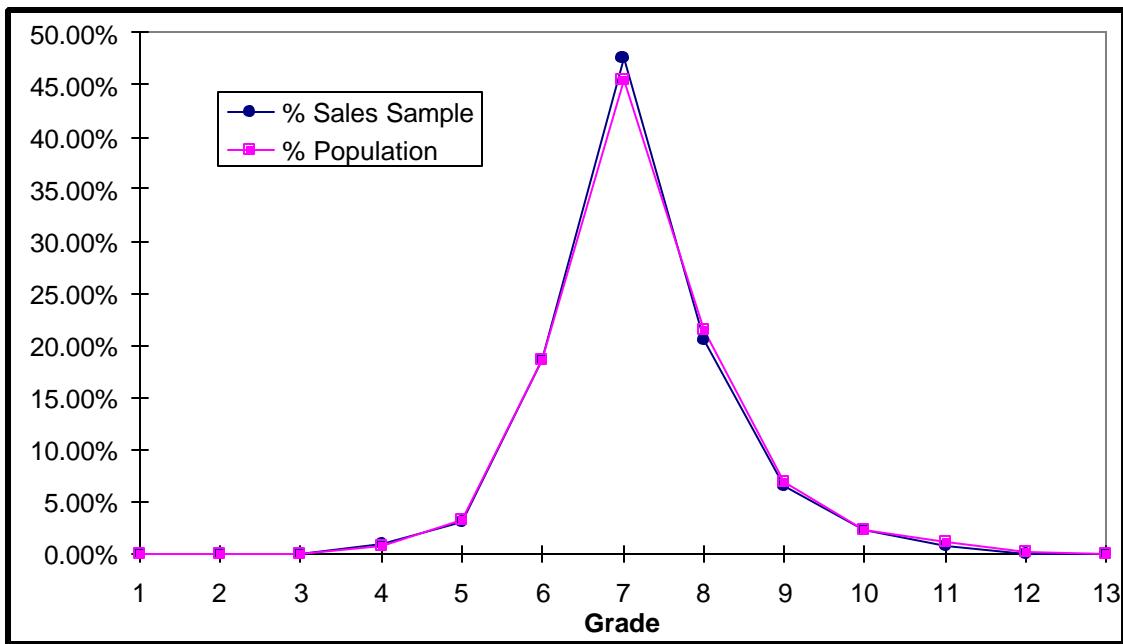


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

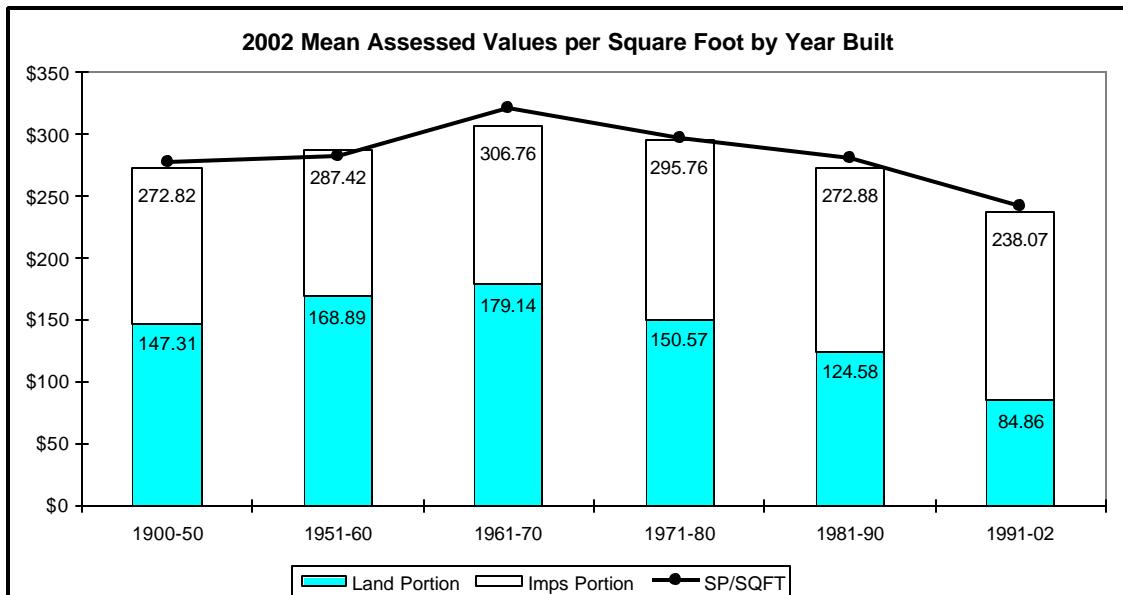
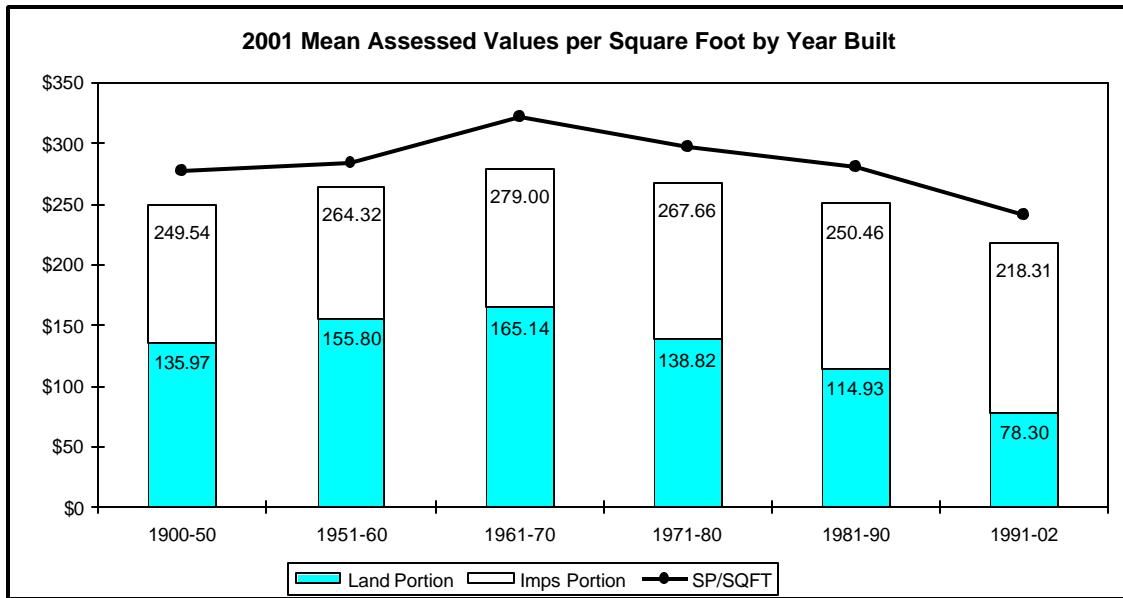
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.89%
5	14	3.13%
6	83	18.53%
7	213	47.54%
8	92	20.54%
9	29	6.47%
10	10	2.23%
11	3	0.67%
12	0	0.00%
13	0	0.00%
		448

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	40	0.79%
5	168	3.32%
6	937	18.54%
7	2299	45.50%
8	1081	21.39%
9	348	6.89%
10	113	2.24%
11	52	1.03%
12	11	0.22%
13	3	0.06%
		5053



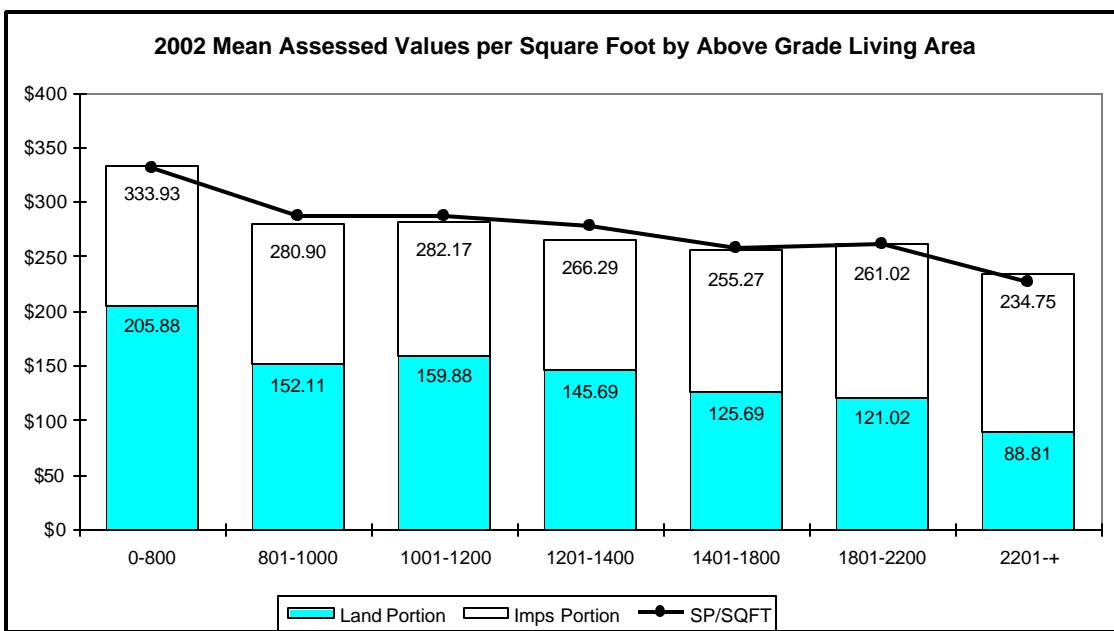
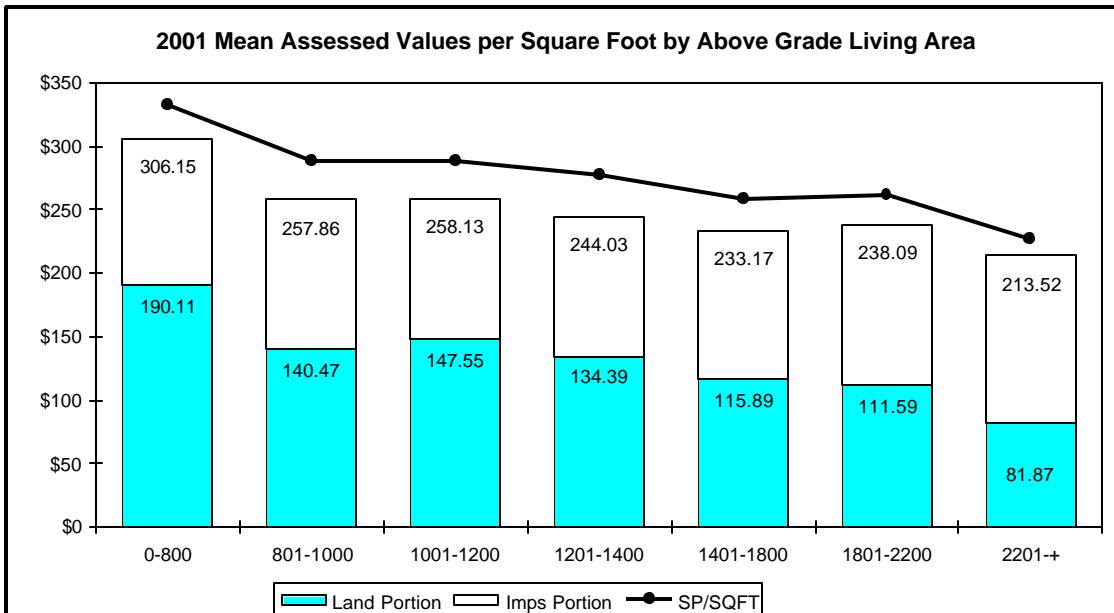
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



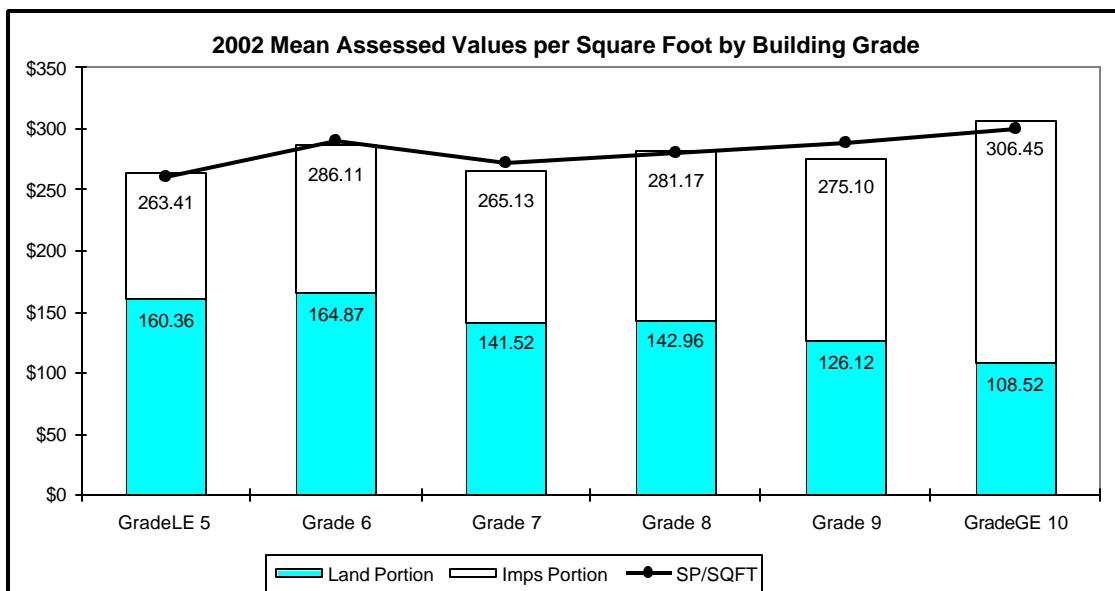
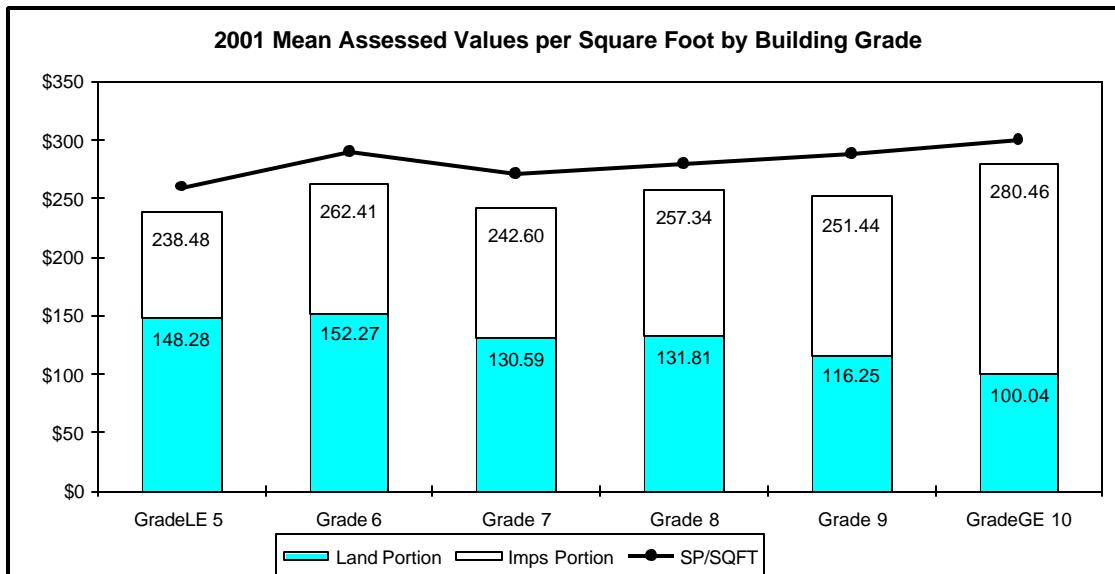
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. 3 Grade 11 home sales have been included with Grade 10, and 4 grade 4 have been included with grade 5.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

A scarcity of vacant land sales (8 usable land sales) in area 16 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties are assumed to apply to previous land value. The following formula will be applied to all land:

$$2002 \text{ Land Value} = 2001 \text{ Land Value} / 0.9199563$$

Or

$$2002 \text{ Land Value} = 2001 \text{ Land Value} * 1.087$$

Note: Land Value less than or equal to \$10,000 will be factored by 1.00.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 448 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements in sub area 3 had a lower average ratio (assessed value/sales price) than other improvements and formula adjust these properties upward more than others. Similarly, improvements with two living units had a lower average ratio than others and formula adjusts values upward more than others thus improving equalization.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (0.9199563 - (0.03482079* if subarea 3) – (0.07783441 if Living Unit 2))

The resulting total value is rounded down to the next \$1,000, *then:*

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report on page 12.

Other: *If multiple houses exist on a parcel, the formula derived from the primary building is used.

*If a house and mobile home exist, the formula derived from the house is used.

If “accessory improvements only **”, then:

“2002 Total Value = (2001 Land Value *1.087) + (2001 Imp Value * 1.105)” with result rounded down to the next \$1,000.

**These may include parcels with houses that have no characteristics data in the Assessor’s database.*

Improved parcel Update (Continued)

If vacant parcels (no improvements value), only the land adjustment applies.
Land Values or Improvements Values of \$10,000 or less or “No Perc” (SewerSystem=3) †
be:

Previous land Value *1.0 Or Previous Improvement Value * 1.0.

Residential properties located on commercially zoned land will be valued using the overall
basic adjustment indicated by the sales sample

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment
levels are included in the body of this report. NCSS software provides a number of diagnostic
tools. These tools help explain variable selection and model calibration and specification. These
tools are useful in recognizing influential parcels. Further documentation concerning the annual
update model while not contained within this report is available on request.

Area 16 Annual Update Model Adjustment

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.7%

SubArea 3	Yes
% Adjustment	4.3%

Living Unit 2	Yes
% Adjustment	10.0%

Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home located in Subarea 3 would receive *approximately* a net 13.0% upward adjustment (8.7% overall + 4.3% Subarea 3). Approximately, 8.8% of the total population would get this adjustment.

Homes with 2 living units would receive approximately a net 18.7% upward adjustment (8.7% overall + 10% Living Units =2). 3.16% of the total population would get this adjustment.

Approximately, 87% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone. There are 5053 parcels with one improvement that has 1-3 living units.

This area was last physically inspected in 1998.

Area 16 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.9.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
4	4	0.924	1.059	14.6%	0.865	1.253
5	14	0.914	0.999	9.3%	0.915	1.082
6	83	0.902	0.984	9.1%	0.955	1.012
7	213	0.897	0.982	9.4%	0.965	0.998
8	92	0.920	1.006	9.4%	0.982	1.030
9	29	0.875	0.959	9.6%	0.913	1.006
10	10	0.962	1.054	9.5%	0.980	1.127
11	3	0.880	0.956	8.6%	0.761	1.150
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1950	285	0.899	0.984	9.5%	0.969	0.999
1951-1960	60	0.934	1.017	8.8%	0.988	1.045
1961-1970	22	0.871	0.958	10.0%	0.901	1.016
1971-1980	16	0.919	1.021	11.0%	0.949	1.092
1981-1990	24	0.905	0.986	9.0%	0.933	1.040
1991-2002	41	0.907	0.990	9.2%	0.957	1.023
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Fair	10	0.863	0.937	8.5%	0.796	1.078
Average	244	0.901	0.985	9.3%	0.970	0.999
Good	174	0.907	0.993	9.6%	0.974	1.013
Very Good	20	0.937	1.023	9.2%	0.967	1.079
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	275	0.899	0.981	9.1%	0.966	0.995
1.5	81	0.916	1.008	10.1%	0.979	1.036
2	83	0.907	0.992	9.4%	0.966	1.018
2.5 +	9	0.907	0.998	10.0%	0.892	1.104
Subarea 3	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	400	0.909	0.990	8.8%	0.978	1.002
Y	48	0.868	0.986	13.5%	0.950	1.021

Area 16 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.9.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

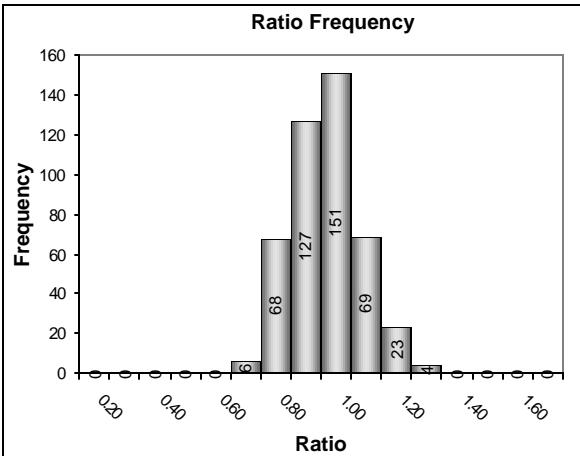
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-800	45	0.923	1.007	9.1%	0.970	1.044
801-1000	94	0.896	0.976	8.9%	0.952	0.999
1001-1200	89	0.896	0.980	9.3%	0.955	1.005
1201-1400	57	0.879	0.959	9.1%	0.925	0.993
1401-1800	79	0.899	0.984	9.5%	0.955	1.014
1801-2200	45	0.912	0.999	9.6%	0.960	1.038
2201 +	39	0.937	1.030	10.0%	0.994	1.066
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	284	0.903	0.985	9.1%	0.971	0.999
Y	164	0.906	0.994	9.7%	0.974	1.014
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	79	0.918	1.002	9.1%	0.969	1.034
3	48	0.868	0.986	13.5%	0.950	1.021
5	104	0.903	0.983	8.8%	0.960	1.005
7	217	0.909	0.988	8.7%	0.972	1.004
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-3000	19	0.885	0.970	9.5%	0.905	1.035
3001-5000	137	0.901	0.989	9.7%	0.969	1.009
5001-8000	238	0.909	0.992	9.2%	0.976	1.008
8001-12000	44	0.909	0.996	9.6%	0.962	1.030
12001 - +	10	0.869	0.947	9.0%	0.835	1.059
Living Units 2	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	436	0.907	0.989	9.0%	0.977	1.000
Y	12	0.839	1.004	19.7%	0.939	1.070

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: WC / Team - 3	Lien Date: 01/01/2001	Date of Report: 5/3/2002	Sales Dates: 1/2000 - 12/2001								
Area Western West Seattle	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p>Sample size (n) 448</p> <p>Mean Assessed Value 330,600</p> <p>Mean Sales Price 365,600</p> <p>Standard Deviation AV 147,125</p> <p>Standard Deviation SP 161,783</p>											
ASSESSMENT LEVEL											
<p>Arithmetic Mean Ratio 0.914</p> <p>Median Ratio 0.915</p> <p>Weighted Mean Ratio 0.904</p>											
UNIFORMITY											
<p>Lowest ratio 0.630</p> <p>Highest ratio: 1.241</p> <p>Coefficient of Dispersion 9.99%</p> <p>Standard Deviation 0.114</p> <p>Coefficient of Variation 12.49%</p>											
PRICE RELATED DIFFERENTIAL (PRD)											
1.011											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td>Lower limit</td> <td>0.900</td> </tr> <tr> <td>Upper limit</td> <td>0.928</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td>Lower limit</td> <td>0.904</td> </tr> <tr> <td>Upper limit</td> <td>0.925</td> </tr> </table>				Lower limit	0.900	Upper limit	0.928	Lower limit	0.904	Upper limit	0.925
Lower limit	0.900										
Upper limit	0.928										
Lower limit	0.904										
Upper limit	0.925										
SAMPLE SIZE EVALUATION											
<p>N (population size) 5053</p> <p>B (acceptable error - in decimal) 0.05</p> <p>S (estimated from this sample) 0.114</p> <p>Recommended minimum: 21</p> <p>Actual sample size: 448</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>220</td> </tr> <tr> <td># ratios above mean:</td> <td>228</td> </tr> <tr> <td>Z:</td> <td>0.378</td> </tr> </table> <p>Conclusion: Normal*</p> <p>*i.e. no evidence of non-normality</p>				# ratios below mean:	220	# ratios above mean:	228	Z:	0.378		
# ratios below mean:	220										
# ratios above mean:	228										
Z:	0.378										



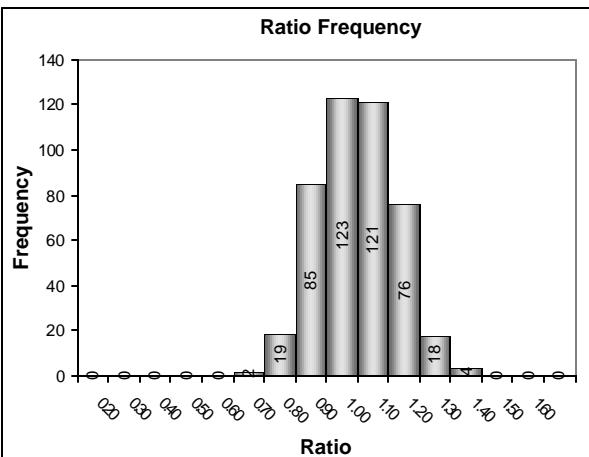
COMMENTS:

Single Family Residences throughout area 16.

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: WC / Team - 3	Lien Date: 01/01/2002	Date of Report: 5/3/2002	Sales Dates: 1/2000 - 12/2001								
Area Western West Seattle	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p>Sample size (n) 448</p> <p>Mean Assessed Value 361,700</p> <p>Mean Sales Price 365,600</p> <p>Standard Deviation AV 162,253</p> <p>Standard Deviation SP 161,783</p>											
ASSESSMENT LEVEL											
<p>Arithmetic Mean Ratio 0.998</p> <p>Median Ratio 0.997</p> <p>Weighted Mean Ratio 0.989</p>											
UNIFORMITY											
<p>Lowest ratio 0.684</p> <p>Highest ratio: 1.348</p> <p>Coefficient of Dispersion 9.87%</p> <p>Standard Deviation 0.123</p> <p>Coefficient of Variation 12.34%</p> <p>Price Related Differential (PRD) 1.009</p>											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td>Lower limit</td> <td>0.982</td> </tr> <tr> <td>Upper limit</td> <td>1.011</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td>Lower limit</td> <td>0.987</td> </tr> <tr> <td>Upper limit</td> <td>1.010</td> </tr> </table>				Lower limit	0.982	Upper limit	1.011	Lower limit	0.987	Upper limit	1.010
Lower limit	0.982										
Upper limit	1.011										
Lower limit	0.987										
Upper limit	1.010										
SAMPLE SIZE EVALUATION											
<p>N (population size) 5053</p> <p>B (acceptable error - in decimal) 0.05</p> <p>S (estimated from this sample) 0.123</p> <p>Recommended minimum: 24</p> <p>Actual sample size: 448</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>228</td> </tr> <tr> <td># ratios above mean:</td> <td>220</td> </tr> <tr> <td>z:</td> <td>0.378</td> </tr> </table> <p>Conclusion: Normal*</p>				# ratios below mean:	228	# ratios above mean:	220	z:	0.378		
# ratios below mean:	228										
# ratios above mean:	220										
z:	0.378										
<p>*i.e. no evidence of non-normality</p>											



COMMENTS:

Single Family Residences throughout area 16

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 16
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	938520	0105	03/22/00	230000	530	0	5	1924	5	4800	N	N	2434 WICKSTROM PL SW
1	765240	0071	12/14/01	245000	550	0	5	1907	3	3200	N	N	2604 MARINE AV SW
1	014800	0090	06/12/01	260000	860	0	5	1917	3	3885	N	N	2741 59TH AV SW
1	637200	0101	11/15/01	237000	600	0	6	1931	3	2016	N	N	2517 56TH AV SW
1	058500	0390	06/28/01	265000	750	0	6	1919	4	5000	N	N	5000 SW GRAYSON ST
1	091300	0200	09/22/01	560000	830	700	6	1910	4	4000	Y	N	2142 HALLECK AV SW
1	927620	1160	10/11/00	245000	850	600	6	1950	3	5000	N	N	2608 49TH AV SW
1	637200	0395	07/26/01	219600	880	0	6	1924	3	5130	N	N	2530 56TH AV SW
1	927620	1095	10/11/01	229950	910	140	6	1915	4	4600	N	N	2640 49TH AV SW
1	637200	0195	09/22/00	362000	1010	120	6	1906	4	4520	N	N	2538 57TH AV SW
1	762120	0095	10/17/01	255000	1170	0	6	1909	3	3600	N	N	3011 61ST AV SW
1	637200	0522	04/19/01	330000	1180	300	6	1947	4	5070	N	N	5615 SW TEIG PL
1	762120	0145	10/24/01	354900	1240	0	6	1914	5	3600	N	N	3043 61ST AV SW
1	637200	0365	06/05/01	345000	1260	280	6	1910	4	5130	N	N	2556 56TH AV SW
1	637200	0345	12/03/01	280000	780	360	7	1941	2	5105	N	N	2570 56TH AV SW
1	927420	1695	07/18/01	340000	820	0	7	1918	4	6250	N	N	1522 45TH AV SW
1	927620	1259	11/24/00	287500	860	730	7	1990	3	3000	N	N	2641 49TH AV SW
1	762220	0250	06/29/01	265000	920	0	7	1928	3	6263	N	N	2717 57TH AV SW
1	637200	0486	07/31/01	300000	930	400	7	1949	3	5070	N	N	5609 SW LANDER ST
1	761620	0030	04/07/00	259900	950	0	7	1952	4	5814	N	N	5052 SW OLGA ST
1	637200	0300	08/16/01	325000	980	0	7	1940	2	5130	N	N	2453 55TH AV SW
1	761620	0025	06/23/00	236000	1010	0	7	1952	3	5916	N	N	5053 SW WAITE ST
1	005900	0680	06/28/00	285000	1040	220	7	1941	4	4998	N	N	2706 56TH AV SW
1	927920	1330	12/15/00	545000	1050	0	7	1951	5	10543	Y	N	1924 BONAIR DR SW
1	761620	0070	09/14/00	245000	1070	0	7	1952	4	6300	N	N	5059 SW OLGA ST
1	637200	0465	09/20/01	351000	1070	0	7	1941	4	4563	N	N	2734 57TH AV SW
1	637200	0265	02/15/00	315000	1080	280	7	1938	3	5130	N	N	2425 55TH AV SW
1	927620	1140	02/11/00	241000	1110	0	7	1966	3	5000	N	N	2616 49TH AV SW

Sales Available for Annual Update Analysis
Area 16
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	762220	0065	12/10/01	430000	1140	430	7	1916	3	3536	Y	N	2608 58TH AV SW
1	015100	0010	11/30/00	525000	1160	0	7	1916	4	7494	Y	N	2938 ALKI AV SW
1	005900	0490	07/13/01	499950	1180	300	7	1940	3	5400	Y	N	5318 SW ADMIRAL WY
1	005900	0575	06/30/00	400000	1190	800	7	1940	4	7150	Y	N	5532 SW CAMPBELL PL
1	927620	1470	03/14/01	340000	1190	300	7	1912	4	5500	N	N	2621 50TH AV SW
1	015100	0015	11/15/00	320000	1300	120	7	1916	4	3132	Y	N	3015 64TH AV SW
1	058500	0150	06/20/01	312000	1300	480	7	1951	3	6200	N	N	5009 SW PRINCE ST
1	927920	0845	06/18/01	392000	1350	370	7	1985	3	2500	Y	N	2106 48TH AV SW
1	058500	0510	03/16/01	276450	1380	0	7	1923	4	7500	N	N	5055 SW GRAYSON ST
1	102403	9052	07/07/00	350000	1470	0	7	1986	3	6716	Y	N	5305 SW PRITCHARD ST
1	927220	0675	12/22/00	325000	1470	0	7	1926	3	4400	N	N	1320 44TH AV SW
1	927220	1435	04/24/00	354000	1640	0	7	1926	4	4125	N	N	1513 42ND AV SW
1	005600	0090	10/06/00	460000	1730	0	7	1926	3	5608	Y	N	5706 SW ADMIRAL WY
1	927620	1306	04/20/01	292000	1750	970	7	1963	4	5390	N	N	2654 50TH AV SW
1	927620	1360	08/30/00	435000	1810	130	7	1911	4	5331	N	N	2632 50TH AV SW
1	927220	1210	02/15/01	695000	1850	1230	7	1977	3	4440	Y	N	1540 PALM AV SW
1	927420	3630	03/23/01	592500	1910	0	7	1985	3	4687	Y	N	1532 SUNSET AV SW
1	014800	0880	03/09/00	542806	1960	0	7	1960	4	4200	Y	Y	3211 POINT PL SW
1	637200	0440	08/21/01	390000	2040	0	7	1989	3	5070	N	N	2712 57TH AV SW
1	058500	0245	05/21/01	444000	2100	0	7	1926	5	4000	Y	N	5055 SW PRINCE ST
1	005900	0666	03/23/00	480000	1060	630	8	1961	4	5974	Y	N	5532 SW LANDER PL
1	005900	0230	03/28/01	360000	1140	550	8	1949	4	7451	Y	N	5329 SW LANDER ST
1	005900	0735	02/22/01	335000	1230	580	8	1947	3	6372	Y	N	5312 SW LANDER ST
1	102403	9042	04/14/00	545000	1340	1340	8	1955	4	19550	Y	N	5510 SW LANDER PL
1	765240	0055	01/10/01	389950	1395	374	8	2001	3	1801	N	N	18404 72nd Ave S.
1	058500	0520	01/10/00	380000	1410	0	8	1923	5	5000	Y	N	5061 SW GRAYSON ST
1	927920	0866	05/29/01	337500	1460	740	8	1964	3	5000	N	N	2120 48TH AV SW
1	005900	0780	04/17/00	395000	1470	0	8	1930	4	4000	Y	N	5330 SW LANDER ST
1	005600	0065	05/21/01	598000	1470	1110	8	1988	3	4000	Y	N	5726 SW ADMIRAL WY

Sales Available for Annual Update Analysis
Area 16
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	927920	0515	08/04/01	395000	1640	1640	8	1955	3	7440	N	N	4721 SW WALKER ST
1	015300	0015	03/16/00	635000	1660	540	8	1992	3	3000	Y	N	3092 ALKI AV SW
1	091300	0410	12/27/00	520000	1670	1010	8	1929	5	3621	Y	N	2326 HOBART AV SW
1	927220	0365	10/18/01	500000	1960	0	8	1924	3	5500	Y	N	1408 45TH AV SW
1	927220	0290	12/11/00	700000	2030	450	8	1925	4	3800	Y	N	1402 SUNSET AV SW
1	927220	1110	01/24/01	529950	2340	0	8	1927	5	4500	N	N	1439 PALM AV SW
1	927920	0415	04/21/00	578000	2440	380	8	2000	3	8910	N	N	2114 49TH AV SW
1	927220	0055	03/29/00	810000	2460	290	8	1938	5	6109	Y	N	1133 SUNSET AV SW
1	927920	0185	12/18/01	645000	2490	1130	8	1941	4	8650	N	N	2208 50TH AV SW
1	927320	0075	05/18/01	700000	2510	890	8	1983	3	4500	Y	N	1318 PALM AV SW
1	927970	0270	09/14/00	757000	1520	0	9	1928	3	10100	Y	N	1909 SUNSET AV SW
1	927420	1850	09/04/01	550000	1780	0	9	1929	4	3453	N	N	1502 SUNSET AV SW
1	927420	2020	04/26/00	535000	1900	0	9	1928	4	4000	N	N	1507 45TH AV SW
1	928020	0050	12/18/01	590000	1900	0	9	1926	4	7824	Y	N	2203 47TH AV SW
1	927920	1170	02/16/00	625000	1990	0	9	1982	3	19098	Y	N	1940 BONAIR DR SW
1	927970	0110	03/06/01	717000	2070	0	9	1928	3	4922	Y	N	1730 SUNSET AV SW
1	927420	3760	04/12/01	837500	2090	490	9	1936	3	6370	Y	N	1545 SUNSET AV SW
1	927970	0385	06/12/01	850000	2100	1200	9	1955	3	6250	Y	N	1967 SUNSET AV SW
1	350810	0260	02/21/01	810000	1730	820	10	1977	4	10281	Y	N	2439 53RD AV SW
1	927920	0790	10/18/01	665000	1740	840	10	1986	3	4500	Y	N	1924 48TH AV SW
1	102403	9044	06/13/00	846363	2680	0	10	1906	5	13618	Y	N	5336 SW LANDER ST
1	927220	0130	07/24/00	1035000	2870	810	10	1990	4	7800	Y	N	1325 SUNSET AV SW
3	927420	4580	09/07/01	178850	550	0	4	1918	4	2185	N	N	2111 41ST AV SW
3	011700	0405	06/18/01	155000	660	0	4	1916	3	3510	N	N	2205 41ST AV SW
3	927520	0045	05/23/00	250000	710	710	4	1920	3	3537	Y	N	2139 HARBOR AV SW
3	798740	0331	08/07/00	145000	860	0	5	1910	3	2605	N	N	3301 30TH AV SW
3	927420	4440	05/22/00	219950	950	0	5	1910	4	2288	Y	N	1736 WALNUT AV SW
3	011700	0447	05/12/00	205000	1070	0	5	1908	3	2250	N	N	4110 SW COLLEGE ST
3	927420	4260	05/12/00	230000	770	220	6	1901	4	6250	N	N	1914 42ND AV SW

Sales Available for Annual Update Analysis
Area 16
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	011700	0060	04/20/01	240000	800	0	6	1910	4	2000	N	N	4110 SW WALKER ST
3	719280	0150	09/19/01	182000	860	0	6	1908	3	4400	N	N	3253 30TH AV SW
3	927420	4025	09/05/01	482000	1140	0	6	1918	4	3400	Y	N	1705 41ST AV SW
3	011700	0150	01/05/01	314000	1230	0	6	1913	4	5313	N	N	2115 42ND AV SW
3	011700	0040	03/26/01	425000	1400	0	6	1983	3	5750	N	N	2133 41ST AV SW
3	927570	0800	02/02/00	390000	900	0	7	1942	3	4000	Y	N	1912 VICTORIA AV SW
3	927420	4150	06/28/01	375000	970	0	7	1931	4	6750	N	N	1901 41ST AV SW
3	927570	1965	08/29/00	260000	1030	0	7	1941	4	3700	N	N	3773 SW GRAYSON ST
3	927420	4220	04/13/01	325000	1050	610	7	1964	3	6250	N	N	1931 41ST AV SW
3	927570	2170	05/16/00	480000	1090	900	7	1940	5	5500	Y	N	3701 SW PRESCOTT PL
3	927570	2065	04/13/01	350000	1100	600	7	1960	3	5000	N	N	3715 SW GRAYSON ST
3	915160	0140	04/05/01	365000	1110	0	7	1976	3	3600	N	N	1928 41ST AV SW
3	927570	1995	12/20/01	375850	1140	240	7	1938	4	5000	N	N	3759 SW GRAYSON ST
3	927570	2085	07/17/01	335000	1150	0	7	1926	3	5000	N	N	3725 SW GRAYSON ST
3	632400	0190	03/13/00	284000	1210	0	7	1917	4	3700	N	N	4055 SW PRINCE ST
3	927420	4061	07/11/01	355000	1220	0	7	1940	4	4625	Y	N	1725 41ST AV SW
3	691120	0007	09/22/00	428000	1280	240	7	1963	3	3250	Y	N	3510 SW ADMIRAL WY
3	011700	0003	03/09/01	353000	1300	0	7	1923	4	3225	N	N	2115 41ST AV SW
3	683770	0185	10/12/01	340000	1370	0	7	1905	3	3600	Y	N	2212 WALNUT AV SW
3	683770	0005	08/15/00	350000	1520	0	7	1936	4	5500	N	N	2200 41ST AV SW
3	927420	4610	08/23/01	292500	1520	290	7	1922	4	2875	N	N	4109 SW HILL ST
3	011700	0285	12/29/00	340000	1550	0	7	1910	4	6250	N	N	2207 42ND AV SW
3	927570	1820	05/09/00	420500	1570	0	7	1918	4	4950	N	N	3774 SW GRAYSON ST
3	927570	1780	12/01/00	358500	1600	0	7	1918	3	6700	N	N	2411 BELVIDERE AV SW
3	927220	1975	11/13/01	611000	1700	0	7	1909	4	3200	Y	N	1602 PALM AV SW
3	011700	0050	07/22/01	471000	1750	0	7	1924	4	5750	N	N	2135 41ST AV SW
3	927570	0885	01/14/00	555250	2020	0	7	1908	4	7500	Y	N	1919 BROOK AV SW
3	927570	1645	06/26/00	465000	1110	1110	8	1950	4	6500	Y	N	2415 PRESCOTT AV SW
3	927570	3396	11/07/01	425000	1380	180	8	1928	4	3375	N	N	2502 41ST AV SW

Sales Available for Annual Update Analysis
Area 16
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	927570	0630	08/27/01	780000	1510	910	8	1969	4	10154	Y	N	1742 VICTORIA AV SW
3	927220	1630	04/13/01	432500	1710	0	8	1926	3	4970	N	N	1605 42ND AV SW
3	927570	2675	01/29/01	635000	1770	0	8	1969	3	12979	Y	N	2254 37TH AV SW
3	927220	2035	04/26/00	585000	1850	0	8	1905	3	6000	Y	N	1634 PALM AV SW
3	927570	0770	08/13/01	580000	2340	0	8	1996	3	6775	Y	N	1903 FAIRMOUNT AV SW
3	927220	2075	04/23/01	541500	2360	0	8	1903	4	9000	Y	N	1702 PALM AV SW
3	927570	2375	06/12/01	620000	2370	250	8	1988	3	5000	Y	N	2236 PRESCOTT AV SW
3	927570	2095	05/10/01	630000	2700	1240	8	1910	4	5500	N	N	3729 SW GRAYSON ST
3	927570	3295	11/26/01	485000	1920	320	9	1979	4	9167	Y	N	2503 39TH AV SW
3	927570	1770	06/21/00	759950	2700	780	9	2000	3	7750	Y	N	2400 PRESCOTT AV SW
3	915160	0716	06/06/01	817500	2890	600	9	2001	3	5400	Y	N	2104 41ST AV SW
3	927570	0780	10/22/01	875000	3670	400	9	1994	3	8100	Y	N	1902 VICTORIA AV SW
5	181880	0042	05/16/00	269000	680	250	6	1921	4	3213	Y	N	3642 BEACH DR SW
5	637250	0030	04/25/01	257000	720	0	6	1946	4	5400	N	N	5903 SW ADMIRAL WY
5	637250	0035	05/14/01	209950	720	0	6	1946	3	4680	N	N	3216 60TH AV SW
5	014800	0594	03/16/00	260000	800	0	6	1943	3	5188	Y	N	3366 59TH AV SW
5	637150	0006	05/24/01	235000	830	0	6	1940	2	3960	N	N	3200 62ND AV SW
5	102400	0070	05/03/01	299950	860	0	6	1910	3	5000	Y	N	3727 58TH AV SW
5	156310	0594	08/10/00	245000	880	300	6	1939	4	2093	N	N	4135 A CHILBERG AV SW
5	005600	0250	08/15/00	400000	1020	260	6	1938	4	5038	Y	N	5708 SW HANFORD ST
5	205610	0225	12/21/01	375000	1080	0	6	1920	4	10700	N	N	5306 SW DAKOTA ST
5	942240	0140	05/31/01	247000	1200	0	6	1918	4	4800	N	N	3401 62ND AV SW
5	782870	0020	07/18/01	365450	1200	0	6	1922	4	5900	N	N	3220 63RD AV SW
5	181880	0103	08/03/01	323000	1560	0	6	1917	4	4680	N	N	3610 61ST AV SW
5	205610	0285	09/18/01	265000	780	0	7	1946	3	5000	N	N	4040 54TH AV SW
5	205610	0005	11/06/00	217000	830	0	7	1949	4	5000	N	N	4004 53RD AV SW
5	638450	0366	04/17/01	224000	840	0	7	1952	3	7182	N	N	5108 SW ANDOVER ST
5	636590	0100	04/06/00	215000	860	0	7	1948	3	5635	N	N	4051 51ST AV SW
5	700770	0075	07/20/01	269950	860	280	7	1947	3	5000	N	N	5322 SW CHARLESTOWN ST

Sales Available for Annual Update Analysis
Area 16
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	156310	0960	05/20/00	389950	870	550	7	1957	3	6300	Y	N	4015 AIKINS AV SW
5	771260	0260	06/06/01	290500	880	0	7	1918	4	7500	N	N	3812 54TH AV SW
5	637250	0200	05/15/01	344500	920	550	7	1941	4	4800	Y	N	3436 61ST AV SW
5	638450	0325	10/03/00	255000	930	150	7	1951	4	6678	N	N	3844 52ND AV SW
5	771260	0205	05/08/01	289000	940	400	7	1949	3	6250	Y	N	3817 54TH AV SW
5	014200	0130	03/09/00	280000	960	550	7	1942	4	7500	N	N	5302 SW GENESEE ST
5	764690	0495	01/21/00	197500	970	0	7	1952	3	4640	N	N	5258 SW CHARLESTOWN ST
5	549620	0055	06/25/01	312000	970	800	7	1952	3	5800	N	N	4127 54TH AV SW
5	782870	0080	10/11/00	270000	980	500	7	1948	3	5310	N	N	3235 62ND AV SW
5	638450	0220	06/12/01	251000	1010	0	7	1951	3	7812	N	N	3809 52ND AV SW
5	014800	0360	06/26/01	299950	1040	0	7	1941	4	7089	N	N	3228 64TH AV SW
5	549620	0005	01/11/00	249500	1060	0	7	1941	4	5800	N	N	4101 54TH AV SW
5	156310	2890	02/22/00	297000	1070	310	7	1951	3	5000	Y	N	4122 HILLCREST AV SW
5	638450	0230	02/22/01	239900	1070	0	7	1951	4	7812	N	N	5205 SW CHARLESTOWN ST
5	014800	0030	07/27/01	426000	1100	550	7	1941	4	6435	Y	N	5524 SW HANFORD ST
5	638450	0210	06/11/01	250000	1110	0	7	1952	4	6300	N	N	3815 52ND AV SW
5	637150	0095	07/26/01	365000	1120	320	7	1947	4	9600	N	N	3237 61ST AV SW
5	638450	0460	10/18/01	230000	1130	0	7	1952	3	7182	N	N	3809 51ST AV SW
5	014500	0155	08/27/01	393000	1140	520	7	1952	3	5750	Y	N	5617 SW WINTHROP ST
5	549620	0229	05/11/00	285000	1150	0	7	1946	3	6032	N	N	4102 55TH AV SW
5	636590	0335	01/22/01	285000	1150	200	7	1948	3	5520	N	N	4047 52ND AV SW
5	549620	0209	07/24/01	269600	1150	320	7	1946	3	5800	N	N	4112 55TH AV SW
5	156310	0598	09/19/00	267000	1160	0	7	2000	3	1742	N	N	4135 C CHILBERG AV SW
5	014800	0062	02/28/01	385000	1200	800	7	1948	3	7053	Y	N	5515 SW WINTHROP ST
5	014800	0430	02/08/01	265000	1240	140	7	1924	3	5760	N	N	3225 63RD AV SW
5	637150	0055	08/31/01	359950	1270	0	7	1928	4	4800	N	N	3242 62ND AV SW
5	014500	0135	07/05/00	515000	1310	1310	7	1924	5	6095	Y	N	3100 57TH AV SW
5	205610	0395	06/13/01	364950	1370	0	7	1947	4	5000	N	N	4015 54TH AV SW
5	949020	0060	11/09/00	424950	1390	0	7	1988	3	7250	Y	N	5609 SW BRADFORD ST

Sales Available for Annual Update Analysis
Area 16
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	156310	2820	04/09/01	430000	1440	500	7	1964	3	5000	Y	N	4013 55TH AV SW
5	942240	0070	07/24/00	340000	1450	0	7	1914	4	3240	Y	N	6212 SW SPOKANE ST
5	942240	0120	03/12/01	315000	1460	750	7	1945	4	4800	N	N	3419 62ND AV SW
5	638450	0125	09/19/00	320000	1480	0	7	1951	4	7182	Y	N	5204 SW ANDOVER ST
5	637150	0015	11/27/01	285000	1500	0	7	1924	4	4800	N	N	3210 62ND AV SW
5	156310	1140	03/30/00	370000	1630	0	7	1912	3	4000	Y	N	4202 CHILBERG AV SW
5	239210	0055	06/26/01	320000	1670	0	7	1911	2	5175	N	N	4129 51ST AV SW
5	156310	0596	04/13/00	375000	1710	0	7	2000	3	1458	N	N	4135 B CHILBERG AV SW
5	637400	0145	03/17/00	425000	1780	0	7	1947	4	8364	Y	N	3409 64TH AV SW
5	637250	0110	01/31/01	398000	1840	460	7	1941	3	4680	Y	N	3325 59TH AV SW
5	205610	0015	05/25/01	290000	1870	0	7	1949	4	7500	N	N	4006 53RD AV SW
5	700770	0015	03/29/00	377000	1990	0	7	1997	3	6000	Y	N	5309 SW ORLEANS ST
5	156310	3000	04/20/00	425000	2100	380	7	1950	5	8700	Y	N	4123 55TH AV SW
5	014500	0080	08/31/00	430000	2490	0	7	1904	4	6000	Y	N	5627 SW ADMIRAL WY
5	637250	0280	07/05/00	349000	890	620	8	1950	4	4800	Y	N	3417 60TH AV SW
5	205610	0455	03/17/00	287500	1090	520	8	1971	4	5000	N	N	4045 54TH AV SW
5	513500	0065	12/05/01	417000	1140	300	8	1954	3	6000	Y	N	3675 55TH AV SW
5	181880	0149	11/08/01	440000	1190	290	8	1952	4	6000	Y	N	3615 58TH AV SW
5	549620	0025	04/07/00	335000	1238	470	8	1948	4	5800	N	N	4113 54TH AV SW
5	927820	0189	09/18/00	345000	1300	500	8	1973	3	5850	Y	N	5217 SW ANDOVER ST
5	021900	0030	07/03/01	447000	1300	690	8	1959	3	8305	Y	N	3232 56TH AV SW
5	130930	0005	03/13/01	370950	1340	600	8	1954	4	6200	N	N	5334 SW MANNING ST
5	021900	0020	05/23/01	425000	1360	450	8	1954	4	9908	Y	N	3220 56TH AV SW
5	181880	0137	03/09/00	365000	1370	900	8	1956	4	7680	Y	N	3620 59TH AV SW
5	130930	0115	05/09/00	450000	1380	1100	8	1952	4	6991	Y	N	3660 55TH AV SW
5	156310	1750	09/01/00	465000	1400	650	8	1942	3	6000	Y	N	4106 AIKINS AV SW
5	299880	0135	11/28/00	430000	1460	300	8	1954	4	9840	Y	N	3401 59TH AV SW
5	014800	0523	09/27/00	601000	1470	870	8	1967	4	5743	Y	N	3211 56TH PL SW
5	181880	0262	04/03/01	475000	1600	780	8	1955	3	9580	Y	N	5705 SW SPOKANE ST

Sales Available for Annual Update Analysis
Area 16
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	927820	0186	03/03/01	413000	1650	1010	8	1973	3	8300	Y	N	4015 52ND PL SW
5	927820	0185	04/20/01	379950	1660	680	8	1977	3	8300	Y	N	4019 52ND PL SW
5	021900	0075	08/02/00	475000	1740	500	8	1954	4	6540	Y	N	3221 56TH AV SW
5	927820	0200	12/20/01	462500	1740	0	8	1933	4	10135	Y	N	5218 SW DAKOTA ST
5	927820	0196	10/04/00	500000	1760	210	8	1958	5	13650	Y	N	5226 SW DAKOTA ST
5	014800	0310	10/17/00	550000	1820	0	8	1930	4	8370	Y	N	6625 SW ADMIRAL WY
5	014800	0661	03/01/00	447500	1940	400	8	1991	3	4800	N	N	3432 62ND AV SW
5	152403	9005	04/07/00	425000	2010	100	8	1908	4	8350	N	N	6004 SW ORLEANS ST
5	299880	0050	02/04/00	435000	2370	0	8	1955	4	4800	Y	N	3416 60TH AV SW
5	771260	0380	03/22/00	410000	2410	0	8	2000	3	4361	N	N	3845 53RD AV SW
5	205610	0245	03/23/01	440000	2550	0	8	1992	3	5700	N	N	5314 SW DAKOTA ST
5	949020	0050	04/20/00	589950	2680	540	8	2000	3	7250	N	N	5615 SW BRADFORD ST
5	299830	0105	05/09/00	699950	2720	800	8	2000	3	5034	Y	N	3345 58th Ave SW
5	014800	0663	05/17/00	330000	1520	0	9	1985	3	5160	N	N	6108 SW SPOKANE ST
5	637400	0070	08/16/00	775000	1540	0	9	1995	3	4500	Y	N	3428 BEACH DR SW
5	152403	9056	02/05/01	775000	1630	480	9	1951	3	29454	Y	N	5702 SW ANDOVER ST
5	205610	0260	04/18/00	338200	1640	620	9	1998	3	2500	N	N	4054 54th Ave SW
5	181880	0235	03/20/00	585000	1710	950	9	1958	3	7750	Y	N	3615 57TH PL SW
5	949020	0020	01/10/01	562000	1830	680	9	1982	3	7203	N	N	5701 SW BRADFORD ST
5	130930	0230	05/15/00	440000	2140	0	9	1978	3	5000	Y	N	5414 SW CHARLESTOWN ST
5	014200	0120	11/09/01	435000	2150	0	9	1995	3	7500	N	N	5308 SW GENESEE ST
5	037500	0085	02/16/00	241000	2340	0	9	2001	3	3420	Y	N	3416 SW WILTON CT
5	156310	2685	06/15/00	551100	2530	0	9	1995	3	3750	Y	N	4048 56TH AV SW
5	181880	0335	09/21/01	750000	2130	0	10	1997	3	8035	Y	N	5701 SW Charlestown St.
5	130930	0116	01/24/00	645000	2700	790	10	2000	3	4606	Y	N	5350 SW ORLEANS ST
5	102100	0043	12/20/01	700000	2790	0	10	1977	3	9900	Y	N	3822 BOYD PL SW
5	156310	0995	11/08/00	811000	3190	0	10	1990	3	5000	Y	N	4007 AIKINS AV SW
5	181880	0297	07/20/00	1050000	3500	0	11	1995	3	9086	Y	N	3711 HILLCREST AV SW
5	299830	0275	11/09/01	785000	4160	0	11	1986	3	8525	Y	N	5700 SW SPOKANE ST

Sales Available for Annual Update Analysis
Area 16
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	762570	1160	04/01/00	165750	720	0	4	1909	4	6250	N	N	5407 44TH AV SW
7	762570	3540	09/12/01	189950	650	0	5	1918	4	6000	N	N	6026 45TH AV SW
7	570550	0075	09/26/01	195000	830	0	5	1922	3	4800	N	N	4922 SW DAWSON ST
7	370290	0180	10/22/01	219500	870	0	5	1918	4	5200	N	N	4850 50TH AV SW
7	031200	0225	04/25/00	122000	890	0	5	1918	2	5120	N	N	5011 47TH AV SW
7	762570	4105	08/16/01	230000	910	0	5	1926	3	6000	N	N	6404 47TH AV SW
7	370290	0100	08/15/00	210000	950	0	5	1918	3	6120	N	N	5012 50TH AV SW
7	370290	0221	04/14/00	212500	1220	0	5	1918	4	8400	N	N	5014 SW HUDSON ST
7	370290	0110	09/21/01	263000	1310	0	5	1905	3	6120	N	N	5022 50TH AV SW
7	793500	0630	10/02/01	238000	460	0	6	1944	3	7200	Y	N	6310 BEACH DR SW
7	762570	4080	01/10/01	180700	530	180	6	1918	3	4800	N	N	6323 46TH AV SW
7	431570	0050	02/22/01	159100	590	0	6	1907	4	4720	N	N	7122 FAUNTLEROY AV SW
7	370290	0196	08/16/01	199950	630	0	6	1942	3	5300	N	N	5010 SW HUDSON ST
7	931980	0006	04/24/00	170000	660	0	6	1942	3	6600	N	N	4707 49TH AV SW
7	793400	0090	05/19/00	190000	690	0	6	1918	4	5200	N	N	4818 SW DAWSON ST
7	031200	0235	05/23/00	180000	700	0	6	1943	3	4200	N	N	4707 SW HUDSON ST
7	370290	0155	05/17/00	188700	700	0	6	1943	3	5460	N	N	4902 SW HUDSON ST
7	762570	3580	03/28/01	208450	700	0	6	1944	3	5640	N	N	6007 45TH AV SW
7	764940	0380	06/01/01	199000	700	0	6	1916	3	5125	N	N	5307 49TH AV SW
7	135830	0010	08/03/01	197000	700	0	6	1943	3	5040	N	N	4736 49TH AV SW
7	431570	0065	04/16/01	199500	710	0	6	1907	5	4600	N	N	7109 SYLVAN LN SW
7	239160	1105	09/13/00	186000	720	0	6	1943	3	5750	N	N	4410 52ND AV SW
7	793600	0503	03/12/01	214750	720	0	6	1946	3	7095	N	N	4736 50TH AV SW
7	762570	3622	08/03/01	192500	730	0	6	1918	2	6000	N	N	4504 SW GRAHAM ST
7	793600	0323	03/09/00	500000	740	500	6	1927	4	6260	Y	Y	5025 BEACH DR SW
7	793600	0509	03/23/00	212500	750	190	6	1924	4	5412	N	N	4745 49TH AV SW
7	793400	0070	12/11/01	223270	760	0	6	1943	3	6400	N	N	5042 49TH AV SW
7	793500	0226	05/08/00	220450	790	0	6	1918	4	4500	N	N	4908 SW MORGAN ST
7	941740	0095	07/25/01	230000	790	120	6	1908	4	4840	N	N	6016 49TH AV SW

Sales Available for Annual Update Analysis
Area 16
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	757120	0035	05/25/00	297670	830	290	6	1924	4	5850	Y	N	4846 46TH AV SW
7	762570	3510	06/06/01	284950	830	0	6	1918	4	6000	N	N	4422 SW GRAHAM ST
7	762570	0906	07/30/01	219950	830	360	6	1915	3	6203	N	N	4504 SW BRANDON ST
7	762570	2120	05/25/00	238950	840	0	6	1918	3	4000	N	N	4407 SW JUNEAU ST
7	762570	3451	08/15/00	212000	840	0	6	1924	3	3895	N	N	4405 SW RAYMOND ST
7	031200	0140	11/27/00	220000	840	240	6	1951	3	5120	N	N	4841 47TH AV SW
7	762570	0655	01/14/00	170000	850	0	6	1917	3	5208	N	N	4403 SW DAWSON ST
7	149530	0390	07/03/00	399900	860	300	6	1908	4	6350	Y	N	4702 45TH AV SW
7	370290	0220	11/15/00	225000	860	0	6	1928	3	8680	N	N	5022 SW HUDSON ST
7	031200	0050	04/30/01	184000	870	230	6	1918	3	5120	N	N	4853 48TH AV SW
7	762570	3530	12/07/01	252000	870	0	6	1918	3	6000	N	N	6036 45TH AV SW
7	931980	0020	06/15/00	196000	880	0	6	1942	3	6600	N	N	4717 49TH AV SW
7	175070	0021	09/25/00	169000	880	0	6	1936	3	6890	N	N	4838 50TH AV SW
7	793600	0457	06/08/01	242000	880	0	6	1947	3	5400	N	N	5407 49TH AV SW
7	031200	0215	06/12/01	275000	880	0	6	1916	3	5120	N	N	5021 47TH AV SW
7	762570	2155	05/28/00	229950	890	0	6	1918	3	5000	N	N	5939 44TH AV SW
7	757120	0075	10/30/00	283000	920	800	6	1949	3	5031	Y	N	4843 46TH AV SW
7	941740	0155	11/07/00	244950	930	340	6	1917	3	4800	N	N	6055 48TH AV SW
7	793500	0180	03/15/01	218800	940	0	6	1939	4	3750	N	N	6318 50TH AV SW
7	762570	3620	11/26/01	276000	940	0	6	1918	3	6000	N	N	4500 SW GRAHAM ST
7	762570	1665	02/26/01	252000	960	0	6	1911	4	6000	N	N	5627 45TH AV SW
7	762570	1800	01/18/00	221000	990	0	6	1915	3	6000	N	N	5643 46TH AV SW
7	939370	0020	11/21/00	239000	1010	1070	6	1914	4	5120	N	N	4814 49TH AV SW
7	370290	0010	06/02/00	258800	1040	100	6	1925	3	6840	N	N	5006 51ST AV SW
7	762570	3980	08/11/00	290000	1060	300	6	1950	3	8556	N	N	6488 48TH AV SW
7	762570	4520	02/01/01	244000	1110	0	6	1920	4	6500	N	N	6520 44TH AV SW
7	762620	0275	07/20/01	258000	1120	0	6	1909	4	5000	N	N	6521 FAUNTLEROY AV SW
7	793600	0633	10/30/01	241500	1190	230	6	1953	3	6000	N	N	4725 SW ALASKA ST
7	031200	0275	04/05/00	245000	1200	0	6	1985	3	5109	N	N	5026 49TH AV SW

Sales Available for Annual Update Analysis
Area 16
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	941740	0025	09/28/00	222000	1300	0	6	1917	3	4880	N	N	5944 49TH AV SW
7	762570	2105	04/04/01	346750	1380	0	6	1916	4	6000	Y	N	5910 46TH AV SW
7	762570	1485	05/11/01	277000	1400	0	6	1909	4	6500	N	N	5632 44TH AV SW
7	793400	0060	01/26/01	225000	1480	0	6	1918	4	6144	N	N	5030 49TH AV SW
7	390210	0215	03/09/01	249950	1550	120	6	1924	3	6726	N	N	4316 SW HUDSON ST
7	793600	0230	05/25/00	725000	750	670	7	1961	3	5840	Y	Y	4859 BEACH DR SW
7	356080	0050	01/10/00	207000	760	270	7	1945	3	7200	N	N	5253 49TH AV SW
7	941740	0220	03/12/01	213500	770	390	7	1941	3	4880	N	N	6001 48TH AV SW
7	793600	0071	03/23/00	279950	780	300	7	1940	4	6528	Y	N	5300 SW JACOBSEN RD
7	762570	3655	08/28/00	210000	780	330	7	1943	3	5160	N	N	6034 46TH AV SW
7	762570	3666	07/05/01	212000	780	0	7	1943	3	5160	N	N	6022 46TH AV SW
7	860890	0185	06/21/00	204000	800	400	7	1944	4	5850	N	N	4802 47TH AV SW
7	281560	0245	05/01/01	205000	800	0	7	1943	3	7072	N	N	5621 48TH AV SW
7	955720	0030	12/05/01	259950	810	0	7	1926	4	4590	N	N	7118 WOODSIDE PL SW
7	281560	0255	04/10/00	210000	820	0	7	1943	3	7072	N	N	5617 48TH AV SW
7	762570	1205	06/12/00	225000	820	140	7	1940	3	5625	N	N	5451 44TH AV SW
7	281560	0220	05/15/01	223250	820	0	7	1944	3	7290	N	N	5637 48TH AV SW
7	422990	0080	12/18/01	225000	820	0	7	1943	4	6125	N	N	5417 48TH AV SW
7	762570	3710	05/04/00	230000	830	0	7	1950	3	6000	N	N	6017 46TH AV SW
7	281560	0240	07/24/00	211000	830	0	7	1943	3	7020	N	N	5626 49TH AV SW
7	762570	3700	04/26/01	260000	830	0	7	1950	4	6000	N	N	6007 46TH AV SW
7	356080	0030	06/19/01	233000	830	290	7	1945	3	5900	N	N	4911 SW DAWSON ST
7	911300	0081	12/04/01	230000	840	220	7	1943	3	6125	N	N	5447 48TH AV SW
7	955720	0005	01/30/01	225000	850	0	7	1923	4	3690	N	N	4417 SW MYRTLE ST
7	762570	1605	12/13/01	270000	850	120	7	1942	3	6000	N	N	5630 45TH AV SW
7	762570	1515	06/20/01	241000	860	190	7	1921	3	6500	N	N	5602 44TH AV SW
7	281560	0280	07/31/01	240000	860	0	7	1915	3	3960	N	N	4815 SW FINDLAY ST
7	859590	0025	05/30/01	209000	870	0	7	1951	3	5376	N	N	4750 48TH AV SW
7	031200	0185	01/17/00	165000	890	0	7	1956	3	4914	N	N	5016 48TH AV SW

Sales Available for Annual Update Analysis
Area 16
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	390210	0065	02/10/00	217500	900	0	7	1924	3	4000	N	N	4321 SW EDMUNDS ST
7	135830	0025	07/19/01	272500	910	140	7	1958	3	5040	N	N	4746 49TH AV SW
7	370290	0186	10/17/01	224950	910	0	7	1953	3	5500	N	N	4926 SW HUDSON ST
7	762570	4345	11/27/01	232000	920	200	7	1952	3	5000	N	N	6633 FAUNTLEROY AV SW
7	281010	0210	08/01/00	219950	930	0	7	1916	3	4400	N	N	4328 SW MILLS ST
7	281010	0075	08/01/00	220000	940	0	7	1923	4	3360	N	N	4355 SW WILLOW ST
7	710410	0085	04/19/01	324950	950	0	7	1918	4	5420	N	N	5922 48TH AV SW
7	239160	1645	04/20/01	475000	950	1240	7	1979	3	5750	Y	N	4522 51ST PL SW
7	793600	0685	09/06/01	290000	950	120	7	1911	4	5670	N	N	5214 48TH AV SW
7	390210	0185	12/20/00	310000	960	740	7	1942	5	4500	Y	N	4954 ERSKINE WY SW
7	738450	0060	08/24/01	327500	960	0	7	1911	4	9630	N	N	5459 SW JACOBSEN RD
7	738450	0075	05/18/00	253000	980	330	7	1918	4	6135	Y	N	5439 SW JACOBSEN RD
7	806350	0055	06/12/00	260000	980	0	7	1925	3	5560	Y	N	4400 SW DAWSON ST
7	558020	0060	11/30/00	225000	980	0	7	1953	3	6858	N	N	5244 49TH AV SW
7	762570	2070	04/04/01	260000	990	150	7	1948	3	6000	N	N	5946 46TH AV SW
7	762570	1155	11/19/01	244400	990	0	7	1947	4	6250	N	N	5403 44TH AV SW
7	762570	1490	10/01/01	234950	1010	100	7	1967	3	6500	N	N	5628 44TH AV SW
7	955720	0095	09/22/00	224950	1020	0	7	1912	4	4250	N	N	7119 WOODSIDE PL SW
7	884630	0085	11/22/00	259000	1020	0	7	1983	3	4800	N	N	7140 44TH AV SW
7	281010	0115	09/05/00	270000	1030	120	7	1918	3	4350	Y	N	6903 FAUNTLEROY WY SW
7	910000	0016	07/20/00	243000	1040	120	7	1910	3	2960	N	N	5032 47TH AV SW
7	135830	0020	08/04/00	215000	1040	0	7	1959	3	5040	N	N	4742 49TH AV SW
7	380750	0030	08/22/00	275000	1040	480	7	1950	4	4250	N	N	7153 WOODSIDE PL SW
7	515420	0010	11/22/00	750000	1040	520	7	1954	4	7025	Y	Y	4773 BEACH DR SW
7	793500	0205	07/13/01	285000	1040	0	7	1908	4	7250	N	N	6338 50TH AV SW
7	252340	0205	02/18/00	215000	1060	100	7	1940	3	5100	N	N	5008 47TH AV SW
7	281010	0025	08/16/01	265000	1060	0	7	1917	3	4738	N	N	4313 SW WILLOW ST
7	793600	0403	10/12/00	285000	1070	620	7	1977	3	3520	N	N	5418 BEACH DR SW
7	738450	0120	03/27/01	245000	1070	0	7	1953	4	5000	N	N	5424 SW ANGELINE ST

Sales Available for Annual Update Analysis
Area 16
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	941740	0185	10/30/01	262000	1070	480	7	1953	3	4840	N	N	6031 48TH AV SW
7	793400	0250	12/22/00	253000	1080	820	7	1953	3	3800	N	N	5258 ERSKINE WY SW
7	762570	3945	03/13/01	209950	1080	0	7	1955	3	7775	N	N	6439 MARSHALL AV SW
7	390210	0060	03/12/01	235000	1080	0	7	1924	3	4370	N	N	4327 SW EDMUND'S ST
7	252340	0060	05/12/00	270200	1090	400	7	1928	3	5247	Y	N	5002 ERSKINE WY SW
7	793600	0651	09/04/01	227000	1090	0	7	1966	3	5120	N	N	4710 48TH AV SW
7	941740	0135	05/18/01	287500	1110	0	7	1918	4	4800	N	N	6048 49TH AV SW
7	860890	0125	09/18/01	359950	1120	400	7	1944	4	5850	Y	N	4803 46TH AV SW
7	762570	1220	04/09/01	222000	1150	0	7	1921	3	6000	N	N	5450 45TH AV SW
7	743600	0070	09/06/01	230000	1170	540	7	1948	4	4425	N	N	6303 47TH AV SW
7	380750	0020	02/07/01	300000	1190	580	7	1988	3	4250	N	N	7143 WOODSIDE PL SW
7	764990	0185	06/15/01	247500	1190	0	7	1975	3	4500	N	N	5005 SW DAWSON ST
7	793600	0555	02/15/00	259500	1200	300	7	1947	4	6000	Y	N	4756 51ST PL SW
7	252340	0115	08/23/01	389950	1200	1200	7	1941	3	4600	Y	N	5011 ERSKINE WY SW
7	760360	0040	10/29/01	485000	1200	1200	7	1964	4	7500	Y	N	4515 56TH AV SW
7	431570	0175	03/25/00	264900	1210	0	7	1910	4	5750	N	N	7006 46TH AV SW
7	793600	0677	11/09/01	285000	1210	0	7	1944	4	6075	N	N	5220 49TH AV SW
7	860890	0065	06/06/01	399950	1220	510	7	1910	3	5850	Y	N	4800 46TH AV SW
7	793500	0505	12/26/01	325000	1230	0	7	1940	2	13500	Y	N	5934 BEACH DR SW
7	239160	1505	04/10/00	605000	1250	300	7	1939	4	5750	Y	N	4515 51ST PL SW
7	764990	0175	12/20/01	265000	1250	400	7	1925	4	4300	N	N	5011 SW DAWSON ST
7	762570	4335	11/20/00	325500	1260	400	7	1965	4	7000	N	N	6628 HOLLY PL SW
7	793500	0105	04/14/00	315500	1270	240	7	1948	3	7500	N	N	6046 50TH AV SW
7	390210	0142	07/17/00	205000	1300	0	7	1928	3	2400	N	N	4904 ERSKINE WY SW
7	078300	0020	02/13/01	276005	1360	0	7	1947	3	5715	N	N	4756 50TH AV SW
7	793600	0507	08/31/00	262000	1370	190	7	1947	3	7200	N	N	4731 50TH AV SW
7	239160	1070	03/13/00	370000	1380	890	7	1955	4	8625	N	N	4455 51ST AV SW
7	764940	0330	07/19/01	375000	1380	660	7	1965	3	10000	Y	N	4929 SW CANADA DR
7	743600	0280	03/30/00	515000	1390	0	7	1979	4	1980	Y	N	6553 BEACH DR SW

Sales Available for Annual Update Analysis
Area 16
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	760310	0050	11/17/00	599000	1430	500	7	1980	3	6000	Y	N	4640 BEACH DR SW
7	762570	4055	06/28/00	362000	1470	370	7	1919	4	5950	Y	N	6470 MARSHALL AV SW
7	280960	0105	06/07/01	285000	1470	0	7	1913	4	7650	N	N	4343 SW MILLS ST
7	280960	0195	09/17/01	290000	1480	0	7	1927	4	5100	N	N	4328 SW FRONTENAC ST
7	352290	0015	05/08/00	264600	1510	0	7	1912	4	6280	N	N	6939 FAUNTLEROY AV SW
7	793650	0214	08/09/00	655000	1510	0	7	1985	3	10260	Y	Y	6017 BEACH DR SW
7	793600	0508	04/12/00	295000	1540	670	7	1920	4	6000	N	N	4743 50TH AV SW
7	762570	4145	06/25/01	325000	1540	300	7	1909	4	6000	N	N	6303 45TH AV SW
7	431570	0120	04/12/01	331000	1560	0	7	1999	3	4400	N	N	6700 46TH AV SW
7	743600	0125	05/01/01	255000	1560	130	7	1930	4	4470	N	N	6309 47TH AV SW
7	762570	4415	08/06/01	284950	1570	0	7	1924	4	5500	N	N	6620 FAUNTLEROY AV SW
7	793500	0090	07/05/01	357500	1590	0	7	1992	3	8200	Y	N	6036 50TH AV SW
7	390210	0045	08/29/01	340000	1640	500	7	1926	3	6000	N	N	4806 RUTAN PL SW
7	762620	0310	10/19/01	288000	1640	0	7	1917	4	4400	N	N	6555 FAUNTLEROY AV SW
7	762570	4092	06/07/00	350000	1650	540	7	2000	3	5750	N	N	6337 46TH AV SW
7	762570	4091	09/06/00	360000	1650	540	7	2000	3	6714	N	N	6335 46TH AV SW
7	793500	0135	10/15/01	292000	1650	0	7	1915	3	5250	N	N	6072 50TH AV SW
7	884630	0090	09/04/01	287000	1730	0	7	1919	3	4800	N	N	7134 44TH AV SW
7	762570	2000	08/17/01	393800	1760	0	7	1957	3	7440	N	N	4507 SW JUNEAU ST
7	762570	3440	07/03/00	294950	1790	340	7	1927	3	4250	Y	N	6002 44TH AV SW
7	370290	0070	07/12/01	316500	1880	0	7	1932	3	6150	N	N	5013 50TH AV SW
7	762570	4025	03/20/00	475000	1900	0	7	1916	3	14000	N	N	6442 MARSHALL AV SW
7	281560	0150	03/09/00	369950	1970	0	7	1928	4	3735	N	N	4702 SW JUNEAU ST
7	762570	0985	03/20/01	480000	2020	0	7	1920	4	6000	Y	N	5448 47TH AV SW
7	793500	0190	05/18/00	323000	2220	360	7	1908	4	7500	N	N	6322 50TH AV SW
7	762570	3922	05/12/00	401600	2380	50	7	2000	3	4500	N	N	6412 48TH AV SW
7	793500	0085	02/18/00	350000	3220	200	7	1980	2	8500	Y	N	6017 49TH AV SW
7	762570	4395	04/27/00	255000	960	400	8	1949	4	6000	N	N	4402 SW HOLLY ST
7	537620	0005	12/12/00	295000	960	260	8	1948	4	5120	N	N	7150 45TH AV SW

Sales Available for Annual Update Analysis
Area 16
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	743600	0005	06/06/01	238000	1030	670	8	1949	3	4655	N	N	4821 SW GRAHAM ST
7	515420	0030	05/09/01	387000	1110	360	8	1940	4	5950	N	N	4800 BEACH DR SW
7	762570	0945	07/11/00	286500	1120	280	8	1959	3	4800	N	N	5431 46TH AV SW
7	762570	2350	03/14/00	280000	1140	240	8	1941	3	6500	N	N	5906 44TH AV SW
7	793500	0015	07/27/01	465000	1180	600	8	1956	4	7000	Y	N	5911 49TH AV SW
7	793500	0005	03/13/01	460000	1220	560	8	1950	4	7616	Y	N	5905 49TH AV SW
7	760310	0030	08/10/00	550000	1240	240	8	1941	4	5750	Y	N	4630 BEACH DR SW
7	793600	0729	08/08/01	369950	1250	1380	8	1951	3	8775	Y	N	5317 47TH AV SW
7	431570	1127	04/07/00	302250	1320	300	8	1955	3	6160	N	N	6723 48TH AV SW
7	431570	0890	12/17/01	328950	1320	510	8	1968	3	8460	N	N	6717 MURRAY AV SW
7	760310	0115	11/28/01	448500	1350	1000	8	1942	5	5670	Y	N	4635 56TH AV SW
7	431570	0903	06/16/00	282000	1370	500	8	1962	2	6536	N	N	6747 MURRAY AV SW
7	793500	0350	05/31/01	545000	1400	0	8	1963	4	11050	Y	N	6053 50TH AV SW
7	762570	1855	04/06/00	330000	1430	0	8	1928	4	6000	Y	N	5622 47TH AV SW
7	059300	0015	01/30/01	304800	1500	0	8	1958	4	6000	N	N	5414 SW BEACH DRIVE TER
7	031200	0165	05/11/01	270000	1530	0	8	1966	3	8382	N	N	4723 SW HUDSON ST
7	431570	0153	05/10/01	329000	1660	810	8	1992	3	7394	Y	N	6923 45TH AV SW
7	281560	0060	03/27/01	368600	1680	0	8	1970	3	7228	N	N	5615 47TH AV SW
7	431570	0795	02/13/01	355000	1710	0	8	1911	5	5250	N	N	6979 47TH AV SW
7	793600	0410	12/21/00	330000	1720	0	8	1945	4	6048	Y	N	5462 BEACH DR SW
7	793600	0365	04/24/01	615000	1850	0	8	1999	3	11324	Y	N	5062 BEACH DR SW
7	214120	0050	03/27/00	420000	1890	0	8	1983	3	6350	Y	N	4411 53RD AV SW
7	214120	0060	10/13/00	500000	1960	0	8	1983	3	5711	N	N	5303 SW GENESEE ST
7	941740	0170	05/11/01	359950	2010	0	8	1999	3	4840	N	N	6043 48TH AV SW
7	793600	0417	05/15/00	645000	2180	0	8	1927	5	16140	N	N	5408 BEACH DR SW
7	760310	0020	11/16/00	610000	2200	0	8	1919	5	5000	Y	N	4620 BEACH DR SW
7	941740	0140	12/18/01	387000	2240	0	8	1997	3	4800	N	N	6052 49TH AV SW
7	149530	0485	03/24/00	545700	2280	0	8	2000	3	6350	Y	N	4744 45TH AV SW
7	860890	0045	04/26/01	499950	2280	0	8	1992	3	2925	Y	N	4819 45TH AV SW

Sales Available for Annual Update Analysis
Area 16
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	431570	0447	07/18/01	465000	2540	0	8	1989	3	9531	N	N	6717 46TH AV SW
7	135830	0030	08/28/00	381821	2600	0	8	2000	3	5040	N	N	4750 49TH AV SW
7	644140	0035	05/05/00	723000	2800	670	8	1940	5	10634	Y	N	4616 SW BRANDON ST
7	239160	1581	09/25/01	615000	3150	540	8	1969	4	10540	Y	N	4551 51ST PL SW
7	281560	0015	03/23/01	449800	1750	0	9	1929	4	4680	Y	N	4703 SW FINDLAY ST
7	911600	0045	02/04/00	317500	1820	1310	9	1955	3	5680	N	N	7151 FAUNTLEROY AV SW
7	911600	0050	09/04/01	375000	1850	1080	9	1954	3	5600	N	N	7150 46TH PL SW
7	762570	4053	10/06/00	625000	1900	270	9	1997	4	7423	Y	N	6468 MARSHALL AV SW
7	911600	0020	02/10/00	395000	2150	870	9	1956	3	6200	N	N	7141 46TH PL SW
7	239160	1635	04/14/01	530000	2178	0	9	2001	3	5750	N	N	4518 51ST PL SW
7	793600	0361	07/10/01	810000	3010	0	9	2001	3	10447	Y	N	5056 BEACH DR SW
7	793600	0458	04/17/01	729000	2152	400	10	2001	2	12968	Y	N	2621 A Marine Ave SW
7	710410	0090	04/09/01	419000	2200	0	10	1998	3	5094	N	N	5920 48TH AV SW
7	793600	0281	07/12/01	850000	3340	0	11	1997	3	6119	Y	N	5008 BEACH DR SW

**Vacant Sales Available to Develop the Valuation Model
Area 16**

There are an insufficient number of vacant sales to develop a valuation model.